

Minutes of Planning Commission Meeting 06-10, August 21, 2006

Roll Call

Commissioners present were Acting Chair Fitzhugh, Jeffrey, Supplee, and Stones. Michele Braun was present as Clerk. Members of the public present were Michael Popowski, Charles & Tammy Breckenridge, Ron Lyon, Dave Magida, James Perry, and Heidi Passalacqua.

Approval of Minutes

Jeffrey moved to approve the minutes of Meetings 06-09 and 06-10. Stones seconded. **The motion passed 4-0-0.**

Subdivisions

James & Laura Perry have applied to subdivide their property at 171 West Hill Road. The resulting parcels will meet dimensional requirements for the zone. Jeffrey moved to approve the request; Stones seconded the motion. **The motion passed 4-0-0.**

Site Plans

Dave Magida presented an updated site plan for Norwich University. At this time, there will **not** be a curb cut for a new access onto Route 12, as had originally been planned. As plans for the dormitory project advance, they will conduct a traffic study of the existing access, and they may at that time reconsider the new access onto Route 12. They will return to the Planning Commission with any substantial changes to the plans as construction progresses. **No action was taken by the Commission.**

Subdivisions

Edward C. Tracy has applied to subdivide his property at 17 Tracy Hill Road. The resulting parcels will meet dimensional requirements for the zone. Jeffrey moved to approve the request; Supplee seconded the motion. **The motion passed 4-0-0.**

James Crawford and Ginette Gosselin have applied to subdivide their property at 292 VT Route 64. The resulting parcels will meet dimensional requirements for the zone. If the parcel boundaries are set as per the submitted sketch, access across "Lot 2" to the parcel containing the current homestead will have to be established in the deeds. Jeffrey moved to approve the request; Stones seconded the motion. **The motion passed 4-0-0.**

Sign Permits

The Greater Northfield Coalition Council has applied for a sign permit to be used in various locations for various events. They have had four locations approved by the Board of Trustees. Supplee moved to approve the request; Stones seconded the motion. Applicant must provide for the stability of the sign, as described in the Zoning Regulations Section 411, subsection 4(e)3. **The motion passed 4-0-0.**

Lisa Swain has applied for a sign permit for Subway sub shop, 9 East Street. Jeffrey moved to approve the request; Supplee seconded the motion. Applicant must provide for the stability of the sign, as described in the Zoning Regulations Section 411, subsection 4(e)3. **The motion passed 4-0-0.**

Charles Breckenridge has applied for a sign permit for The Pub at Fiddlers Green, 1680 VT Rte 12 South. Jeffrey moved to approve the request; Stones seconded the motion. **The motion passed 4-0-0.**

Michael Krause, Winch Hill Construction, has applied for a sign permit for Norwich Commons, 17 Rte 12A. Jeffrey moved to approve the request; Stones seconded the motion. **The motion passed 4-0-0.**

Jane and Walter Delia have applied for a sign permit for Vermont Chocolatiers cafe, 14 East Street. Jeffrey moved to approve the request; Stones seconded the motion. Applicant must provide for the stability of the sign, as described in the Zoning Regulations Section 411, subsection 4(e)3. **The motion passed 4-0-0.**

Site Plans

Charles Breckenridge presented his plan for The Pub at Fiddlers Green. Fitzhugh disclosed a potential conflict of interest: his wife is employed by the quilt shop owned by Mr. & Mrs. Breckenridge. It was determined that the use of the building as a restaurant is not a "permitted use" in either of the two zones covering the parcel, and thus, site plan review was not required. Approval of the use and conditions on its operation will be considered by the Zoning Board of Adjustment at its meeting on August 24, 2006. Applicants were advised that if they consider requesting rezoning of the parcel, they need to consider the uses permitted in each. **No action was taken by the Commission.**

Other Business

Commission discussed Mr. Tucker's resignation. Jeffrey moved to appoint Fitzhugh as the new Chair of the Commission; Stones seconded the motion. **The motion passed 3-0-1.** Jeffrey, Stones, and Supplee all declined to be appointed Vice Chair.

Commissioners requested that ZA determine whether Northfield ought to have been notified when an adjoining town considered an application for a Planned Unit Development. **ZA 8/22:** *I did not find reference to such a requirement in the state statute, and I asked Chris Walsh, Senior Planner for the Central Vermont Regional Planning Commission, who confirmed that there is no such requirement.*

ZA asked PC advice on a Home Occupation permit application submitted by Dieter Hermann to operate a bakery in his home. He plans to have an employee. According to the ZA Handbook: in the absence of regulations, the ZA cannot approve HO permits when there are employees from outside the residence. Handbook does not indicate what to do with a permit under these circumstances. PC advised consulting VLCT attorneys. **ZA 8/22:** *Dominic Cloud at VLCT advised that I ought to deny the application, which will provide Mr. Hermann with more options (rather than ZA referring to ZBA directly, which may not be what Mr. Hermann prefers to do). Mr. Hermann re-applied stating there would be no employees, and ZA approved the permit.*

Next Regular Meeting

September 18, 2006

Adjournment

A motion to adjourn was made by Jeffrey and seconded by Stones. **The motion passed 4-0-0.**

Michele Braun
Zoning Administrator / Clerk

These minutes are subject to approval at the next regular meeting; however, they are substantially correct.